



SITUATED IN THIS HUGELY POPULAR DEVELOPMENT AND COMPLETE WITH STUNNING VIEWS IS THIS BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED HOME. THE PROPERTY BENEFITS FROM A DELIGHTFUL SEMI OPEN LIVING/KITCHEN DINING AREA WITH AN AMAZING MODERN KITCHEN WITH INTEGRATED APPLIANCES PLUS THOSE VIEWS TO THE REAR. ON THE FIRST FLOOR THERE ARE THREE WELL PRESENTED BEDROOMS AND STYLISH BATHROOM. EXTERNALLY THERE IS PARKING TO THE FRONT AND A SUPERB GARDEN TO THE REAR WITH EXCEPTIONAL VIEWS.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

Summary

This attractively presented, three bedroom semi-detached property sits in this popular cul de sac and provides modern and stylish living accommodation in addition to the stunning views to the rear. The property briefly comprises:- entrance lobby, generous lounge open to the dining area which in turn is open to the amazing kitchen having gloss units, plus integral appliances with a door leading to the rear garden and those views. On the first floor there are three well presented bedrooms and stylish bathroom. The property benefits from driveway parking to the front and side access to the generous size rear garden having patio, lawn and enjoying fabulous views. Ward Green is a part of Worsbrough which offers a delightful blend of rural tranquillity and vibrant community spirit, offering a unique experience that captivates both locals and visitors alike. There is also excellent access to Barnsley town centre which is a lively area with shops, restaurants, and a market. It also has a retail and leisure development called The Glass Works.

ENTRANCE LOBBY 6'7" max x 5'10" max

You enter the property through a uPVC door into the lobby, a useful area to remove coats and shoes, having a single radiator, tiled flooring, contemporary 'mesh cube' lighting and carpeted stairs leading to the first floor landing. A double glazed window to the side brings in natural light and an internal door leads to the lounge.



LOUNGE 21'6" x 13'6"

A first glimpse of the exceptional space, open plan to the dining area and that in turn is open to the fabulous kitchen. The lounge has plenty of light brought in by the double glazed window to the front, tiled flooring which flows over the whole area plus a recess space for storage and currently having the TV situated. There is modern 'mesh ball' lighting, a double radiator and an internal door leads to the lobby.



KITCHEN DINER 13'5" x 8'0"

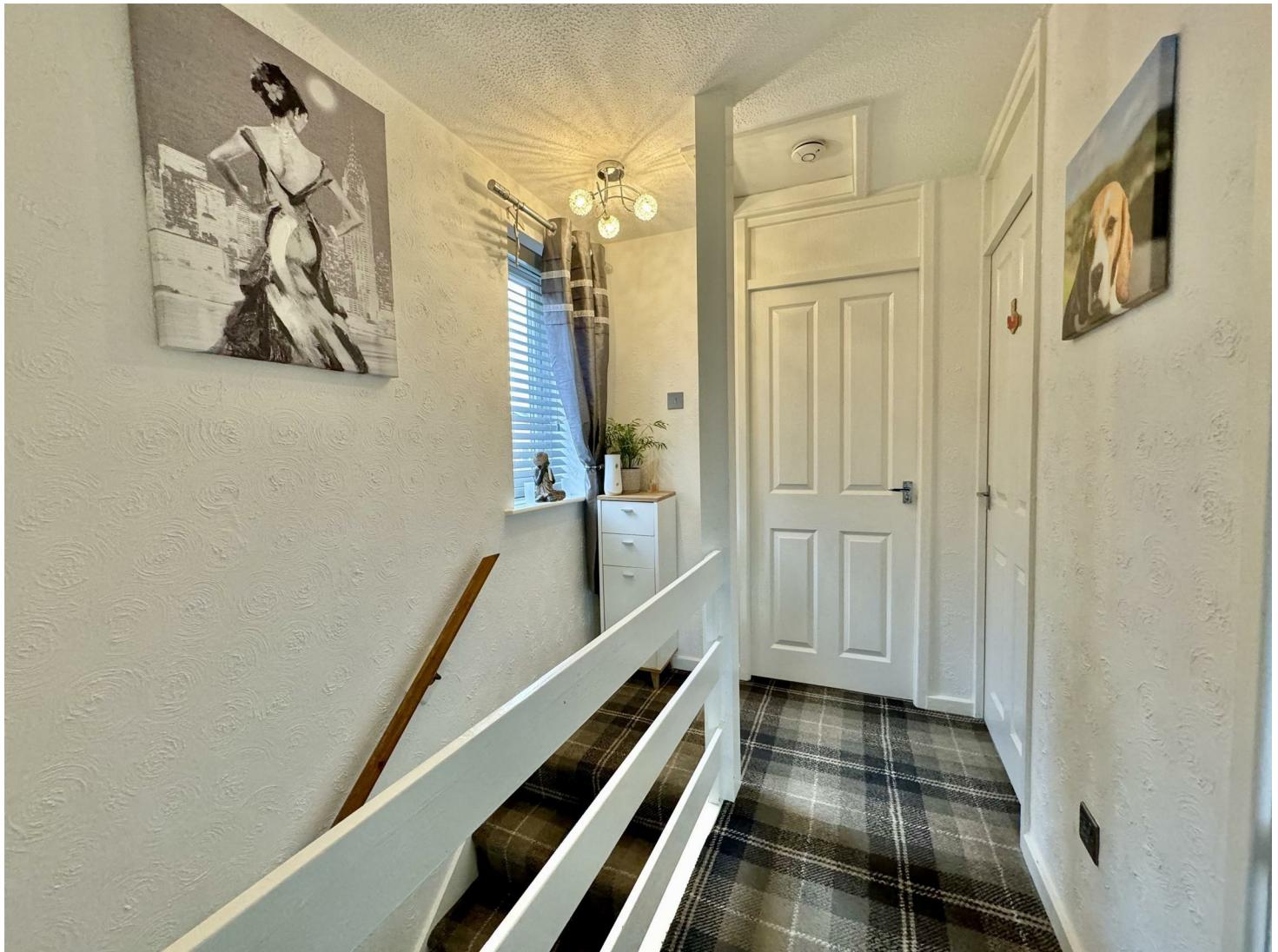
Fabulous and stylish kitchen having a range of wall and base units with a high gloss finish in grey, square edged quartz effect worktop with black sink and mixer tap plus tiled splashbacks. There is an integrated electric oven, induction hob with contemporary extractor hood over, plumbing for a washing machine, space for an upright fridge freezer and a double glazed window with views of the garden and beyond. There is plenty of space for a dining table, the tiled floor flows from the lounge, there are inset ceiling spotlights in addition to the plinth LED lights and there is a double radiator. An external door leads to the patio and garden.





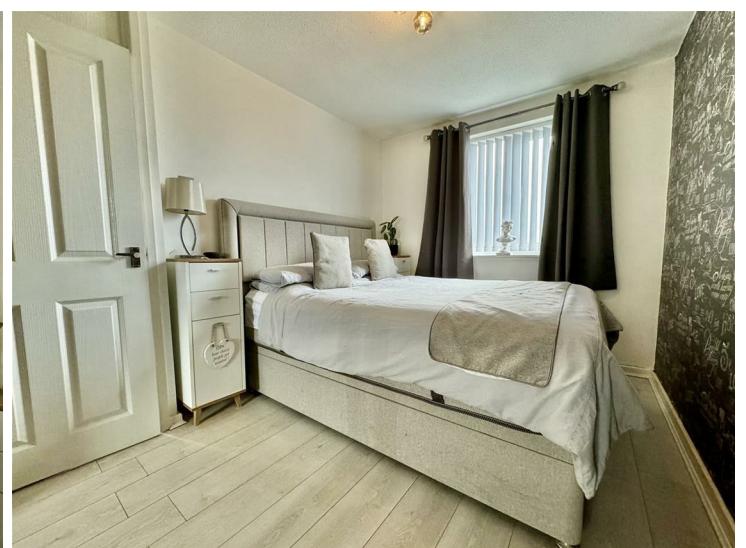
LANDING 8'1" x 5'10" inc stairs

Carpeted stairs ascend from the lobby to the first floor landing having carpet flooring, access to the loft space, power socket and double glazed window to the side. Internal doors lead to all bedrooms and the house bathroom.



BEDROOM ONE 13'2" to rear of robes x 8'1"

Lovely double bedroom, situated at the rear of the property and enjoying those amazing views. There is a double wardrobe with sliding mirror doors, laminate flooring and chrome 'ball' lighting. There is a single radiator and an internal door leads to the landing.



BEDROOM TWO 8'2" x 7'6"

Second bedroom, this time located at the front of the property and having space for free standing furniture, laminate flooring, double glazed window and wall mounted radiator. There is chrome 'ball' lighting and an internal door leads to the landing.



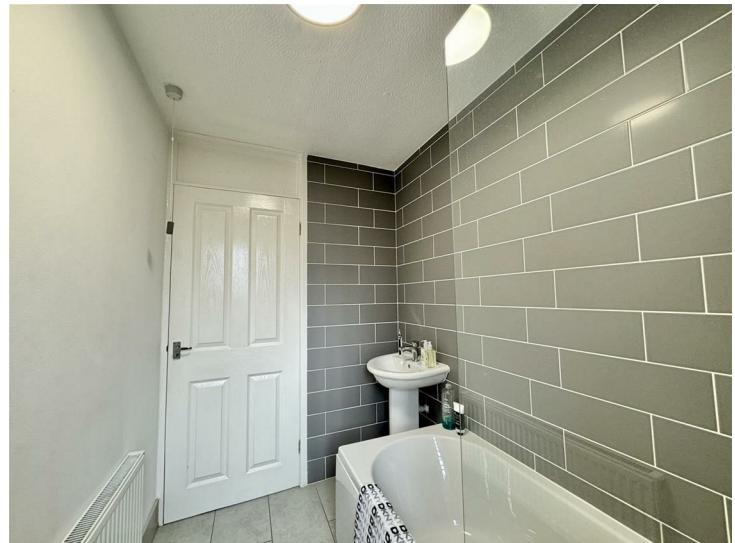
BEDROOM THREE 9'10" x 6'0"

Well proportioned for a third bedroom, ideal for a single bed or used as an office, this room has space for free standing furniture in addition to the built in cupboard, double glazed window to the front and laminate flooring. There is a wall mounted radiator, contemporary ceiling lighting and an internal door leads to the landing.



BATHROOM 7'9" x 5'2"

Stylish and modern bathroom with a three piece suite in white consisting of panel bath with mixer tap and shower attachment plus a glass screen, pedestal wash basin with mixer tap and twin flush low level WC. Light is brought in via the double glazed window with obscure glass, there is tiled flooring, full height tiling to splash areas and single radiator. There is an extractor fan, ceiling lighting and an internal door lead to the landing.



EXTERNAL

Driveway to the front plus lawn with secure gated access to the rear garden. To the rear there is a good size patio with fabulous far reaching views which also provides potential to extend or place a conservatory. This leads down to the well proportioned lawn, enclosed by timber fence.



Views



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley B

PROPERTY CONSTRUCTION: Brick and block

PARKING: Private driveway

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains

*Broadband & Mobile - FTTP -Check the mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

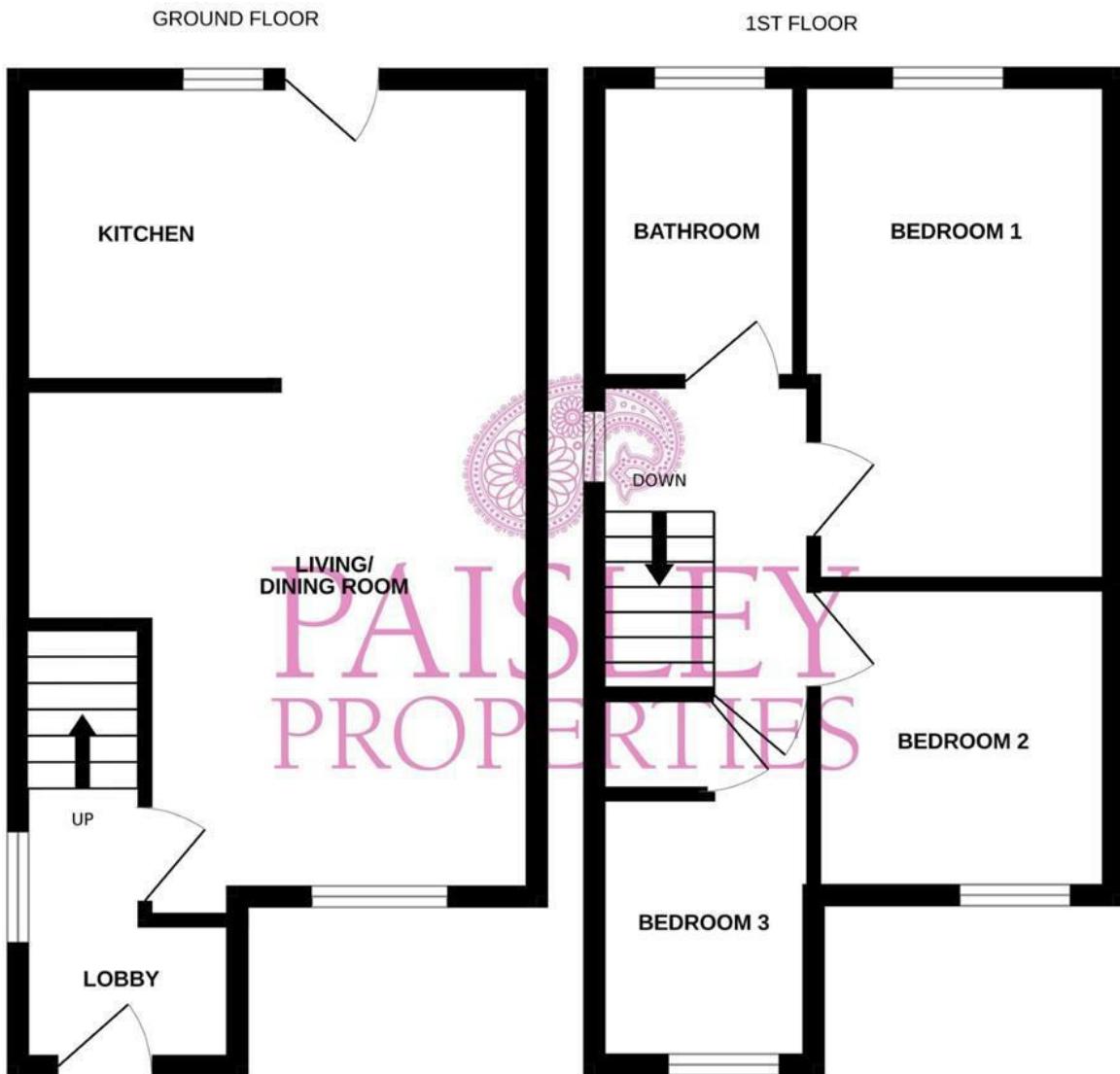
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	69	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

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